



CITY OF FRISCO PURCHASING DIVISION

March 2, 2015
Addendum #1 – Questions and Answers
RFQ #1501-030 Frisco Junction

Questions and Answers

1. When will the City be able to provide more information on inclusion or exclusion of Parcels F & G?
 - a. The City is currently nearing a conclusion on whether or not these two parcels will be included. We cannot commit to a date certain, however, we will distribute information as soon as possible after a decision has been made.
2. What are the height restrictions for this development?
 - a. This property is currently governed by the Original Town Commercial (OTC) zoning district and downtown development standards. A portion of the property is covered by Planned Development #217. The height restriction across the entire property is 4 stories or 65 feet.

Copies of the relevant ordinances can be downloaded at the following link: www.friscotexas.gov/bids . Go to 1501-030/Frisco Junction and you can review the Additional Documents and any Addenda that are related to this RFQ. Specifically, you may view or download:

Exhibit A – Frisco Zoning Ordinance – contains relevant information regarding uses, development standards, and land-use related regulations.

Exhibit B – Includes Ordinance #08-03-29 (Amending the OTC for the Frisco Junction Property in regards to Development Standards); Ordinance # 13-09-49 (Amending the Allowed Uses and Development Standards); and Ordinance #13-12-79 (Frisco Square's current PD. The Frisco Junction property is **not included** in Ordinance #13-12-79, but we have provided it for contextual information)

Exhibit C – The OTC portion of the Downtown Architectural Design Standards, which apply to the site.

In the event that you desire to exceed this height restriction, or change any of the development standards for that matter, the Frisco Planning and Zoning Commission and Frisco City Council will consider your request on its merits at the appropriate time.

3. Who are the current Frisco Square principals?
 - a. Frisco Square is a 147 acre development and is currently comprised of several landowners. BHFS I LLC (Behringer REIT) currently controls the ownership interest in the property adjacent on the west of Frisco Junction between Main Street on the north and Frisco Square Boulevard on the south.* Frisco Square Land LTD (a real estate partnership) currently owns the controlling interest in the property adjacent on the west of Frisco Junction south of Frisco Square Boulevard and north of Page Street.*

4. Can you provide the Frisco Square master plan?
 - a. Yes, it is included in Exhibit B as Ordinance #13-12-79.
5. Can you provide the master plan for the Frisco Heritage Center?
 - a. There is not a current master plan for the Frisco Heritage Center site. It is largely built-out, and has been designed in a manner to take advantage of unique opportunities to acquire historic buildings. The City of Frisco may choose to add buildings and/or programming elements as those buildings and/or programming elements become available.
6. Can you provide the names of the surrounding property owners?
 - a. We have developed a surrounding property ownership map, which is attached on the following page.

Proposers are required to acknowledge receipt of this addendum by initialing in the appropriate space on the request for qualifications document. The due date for this RFQ remains March 19, 2015 by 2:00pm CST.

Vendors who may have already submitted a proposal and feel this addendum may change their proposal, may pick up their proposal, and return it by the closing date. If picking up the proposal is not feasible, any new proposal submitted by your firm will supersede one previously submitted. If there is a discrepancy between this addendum and the proposal, the addendum prevails.

Sincerely,

Daniel Ford, CPPO, CPPB
Purchasing Manager
City of Frisco

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Surrounding Property Ownership Map



For illustrative purposes only. Not to scale and should not be relied upon for engineering or design.